

DPW Commission Meeting
Wednesday, January 7, 2015
7:00 p.m. – Police Station Community Room

A meeting of the DPW Commissioners was held at 7pm on Wednesday, January 7, 2015 in the Community Room at the Police Station. Present were three commissioners (Commissioner Gardner arrived late), the DPW Director and DPW Asst. Director.

7:00 PM Approval Items:

Board of Commissioners Minutes Approval: Commissioner Reed moved to accept the minutes of 12/3/14, Chairman Sena seconded, Vote: 2-0.

Approval of Sale of Cemetery Lots: two lots were approved by the Commissioners.

7:05 PM Open Session:

Open for Public Discussion with the Commissioners: M. Hughes said a resolution on plowing private roads will be on the ballot for the spring; Chapter 40, Section 6©, the ability to plow the private roads. Director Parisi said once it's approved, some criteria can be developed that is consistent with MGL. He said there will be discussion with the Finance Committee about costs.

T. Arsenian, 95 Granite Street, said people will want to know the criteria before they vote. He said there can't be any exceptions because of fire hydrants, town access, etc. He spoke about the income from cell tower leases going into the Enterprise funds. Commissioner Reed said what should be worked out is a compromise that some of that money comes back to the water and sewer accounts to offset the cost of the water. He said this is a significant amount of money; the town has counted on that money for a long time now. It's like robbing Peter to pay Paul. On the MBTA plans, he said a portion of the drainage can't be solved; we should be doing everything possible to obstruct the MBTA plans. Chairman Sena said as long as they conform with all local rules and regulations; there's nothing to obstruct. He said it is no different than obstructing any property owner with something they are doing; it can't be done if they're complying with what they need to. Commissioner Reed said it's the electrical sub-station, the concern that it would limit the town's access to Evan's Field.

Chairman Sena said Commissioner Reed is now representing the DPW on the CPC. T. Olson said we were successful on the Pingree Park tennis courts through CPC; they will be starting in the spring; the bids were within budget.

7:10 PM New Business:

Green Communities Presentation by Joanne Bissetta with DOER: J. Bissetta distributed a handout of The Green Communities Grant Program. She said it was developed in 2008 and 136 communities have qualified. Only the legislature can change the program. If Rockport chooses not to go forward with this, J. Bissetta said she will alert J. Parisi of other programs available. There are five criteria (requirements):

- 1) As-of-Right Siting for RE/AE,
- 2) expedited permitting process (town must approve permit within 1 year),
- 3) energy reduction plan (municipal energy footprint) DOER can assist with this,
- 4) fuel-efficient vehicles, develop a policy for passenger vehicles up to a standard pick-up truck,
- 5) minimize life cycle costs of all new construction, option to building code.

This program encourages new construction to be as energy efficient as possible. They recommend a local option to change the building code to stretch the energy efficiency requirements for only new construction. J. Bissetta said it is about the same code as the base energy code. She said Manchester has adopted the stretch code; they are a Green Community. Town Meeting would need to vote for this. DOER provides some education on this element. She said communities apply, if they become a Green Community, they will give that community funds. This is not a one-time grant. The initial grant is based on the town's size and the median income; it's generally around \$125,000. Once you are awarded the initial grant, you can continue to apply annually. A list of Green Communities was distributed; one of the smallest communities that received funding and is a Green Community is West Newbury. The purpose of this program is for communities to develop a plan; they ask communities to update their plan as it changes. Grants are capped at \$250,000 and they have to be for a specific energy efficient initiative, (energy upgrades, renewable energy projects, charging stations for electric cars, leasing or buying electric vehicles, etc.). October is the annual application process, need town meeting vote for the stretch code and as of right zoning issue may need zoning by-law changes. She said it's a fluid process; the plan can change over time. If Rockport becomes a Green Community there will be a different standard with renovations, energy star windows, etc. We would need to set an energy use baseline for the community. This would consist of street lights, traffic lights, town owned vehicles, schools, all municipal used. They have a tool that is free; it is called Mass. Energy Insight. This automatically downloads electric and gas usage from National Grid from the town's account. This eliminates the data entry piece of this. Once this is set up it is automatically updated; it tracks the energy use over time. Then we would come up with an energy reduction plan to reduce the energy use by 20% over five years. Commissioner Gardner questioned how they measure the baseline for the 20% reduction. J. Bissetta said if you take all your energy and put them in BTUs, that's the baseline; Rockport currently is at 667,000. Communities can go back 24 months to capture upgrades to meet the 20%. She said this is not an easy task; forming a Task Force is recommended. She said the schools would need to be on the task force, the Board of Selectmen should be represented, maybe the building inspector (for the stretch code), and anyone with energy involvement would be helpful. T. Arsenian inquired how this ties into the report on the buildings. Director Parisi said we can look at the deficiencies or items needing replacement identified in the building study report. J. Bissetta said she is currently working with the town of Essex; she met with their Board of Selectmen in November.

8:00 PM Ongoing Business:

DPW Facility Plan Review: J. Parisi distributed a Space Needs Summary for a proposed new DPW facility. The Total budget Project Cost is \$6.6M, the prior projection was a 28,000 sf facility, this proposal is for a 20,000 sf facility; it has been reduced by approximately 8,000 sf. The plan includes a lunchroom, office spaces, locker rooms, showers and toilets, janitor closet, supply closet, electrical room, workshops, carpentry shop, storage room, welding area, bays, parts storage, vehicle and equipment storage, etc. He said the request is in the capital request, but it's one year out. We are waiting for the results of the building study. The group that conducted the building study is coming back around the 20th of this month. Commissioner Gardner said there are some individuals that believe that this could be done for much cheaper. It is questioned if it could be done less expensive with trailers for offices, and other structures for vehicle storage, etc. There needs to be a larger meeting

with the Finance Committee and others to explain the needs. Chairman Sena said this building must be built for the future, 50 years out. Commissioner Reed said we need to move quicker on this. Director Parisi said we can refine what we have here in this plan; we can look at different orientations. There is another community with a good boiler plate. Within the next two months, we need to have the boiler plate document, refine the roof line and square footage, and reconfigure the design to square it off. Commissioner Reed said this should be on every agenda whether or not we have new information. Commissioner Gardner said the constraints are going to be the borrowing to pay for this. He said the debt load for the town was going down, but it is back up again. Chairman Sena said we need to develop a “shovel-ready plan”, within six months, then we need to find the funding. Commissioner Gardner said we need to be sure the building meets the needs of the employees who are going to be working there. It was recommended to get the users into one room to see if the design works and to see the building lay-out with all the smaller individual areas combined.

Review of Indirect Cost Estimates for FY16 Budget: postpone until Bill Wagner can attend.

MBTA: Get clarification on what easements they might need. Bruce Tarr’s office needs to be involved. Commissioner Gardner said that track could be moved to improve access to the field. He said the continued loss of access to Evan’s Field might be creating a safety issue given how many kids get on that field at one time. He said if they could move that right hand track over to the left, as it was in the original design, or if they could push it back, that would improve access to the field.

Next Meeting: Wed., January 1/21/15 at 7pm in the Community Room at the Police Station

8:45 PM Meeting Adjourned